

MINUTES

City of Franklin Plan Commission Meeting

August 5, 2004
Approved September 9, 2004

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of August 05, 2004, to order at 7:00 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns & Commissioners Ziegenhagen, Ritter & Skowronski. Excused and absent were Commissioners Bennett & Szychlinski. Also present were Planner Fruth & Intern Booth.

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II.

Thursday, July 22,
2004

- A. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to approve the minutes of the regular meeting of the Plan Commission of Thursday, July 22, 2004. Upon voice vote, all voted 'aye'. Motion carried.

Thursday, July 26,
2004

- B. Commissioner Ritter moved and Commissioner Skowronski seconded a motion to approve the minutes of the special meeting of the Plan Commission of Thursday, July 26, 2004. Upon voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARING III.

Millennium VI LLC
(Whitnall Grove Con-
dominiums) to
amend Special Use
99-4896, dated July
13, 1999, to allow
the removal of an
island at the en-
trance to the condo-
minium development
at West Rawson
Avenue and South
Fieldstone Court, SE
1/4 of Sec. 06

- A. The Mayor opened the Public Hearing on the petition by Millennium VI LLC (Whitnall Grove Condominiums) to amend Special Use 99-4896, dated July 13, 1999, to allow the removal of an island at the entrance to the condominium development at West Rawson Avenue and South Fieldstone Court, SE 1/4 of Sec. 06, at 7:06 p.m. Two members of the public spoke to the petition. The public hearing was closed at 7:12. p.m.

John & Susan Borkovec
Special Exception (Bulk
& Area) for a change in
setback requirements
at 8044 S. 59th St. NW
14 (806)

- B. The Mayor opened the Public Hearing on the petition by John & Susan Borkovec for a Special Exception (Bulk & Area) to allow for a change in setback requirements on property located at 8044 South 59th Street, NW 1/4 of Sec. 14 (806) at 7:15.p.m. No one came forward to speak to the amendment. The public hearing was closed at 7:15.p.m.

IV.

Request by John &
Susan Borkovec to
take action the same
night as the public
hearing on request
for a Special Excep-
tion (Bulk & Area) to
allow for a change in
setback requirements
on property located
at 8044 South 59th

- A. Alderman Sohns moved and Commissioner Ziegenhagen seconded a motion to waive the rules to take action take action the same night as the public hearing on request for a Special Exception (Bulk & Area) to allow for a change in setback requirements on property located at 8044 South 59th Street, NW 1/4 of Sec. 14 (806). Upon voice vote, all voted 'aye'. Motion carried.

Street, NW 1/4 of Sec. 14 (806).

Consideration of a request by John & Susan Borkovec to recommend the Board of Zoning & Building Appeals grant a Special Exception (Bulk & Area) to allow for a change in setback requirements on property located at 8044 South 59th Street, NW 1/4 of Sec. 14 (806)

Request by Millennium VI LLC to take action the same night as the public hearing to amend Special Use 99-4896, dated July 13, 1999, to allow the removal of an island at the entrance to the condominium development at West Rawson Avenue and S. Fieldstone Court, SE 1/4 of Sec. 06.

Consideration of a request by Millennium VI LLC to recommend the Common Council amend Special Use 99-4896, dated July 13, 1999, to allow the removal of an island at the entrance to the condominium development at West Rawson Avenue and South Fieldstone Ct, SE 1/4 of Sec. 06.

B. Alderman Sohns moved and Commissioner Ziegenhagen seconded a motion to recommend the Board of Zoning & Building Appeals approve a request by John & Susan Borkovec to recommend the Board of Zoning & Building Appeals grant a Special Exception (Bulk & Area) to allow for a change in setback requirements on property located at 8044 South 59th Street, NW 1/4 of Sec. 14 (806). Upon voice vote, all voted 'aye'. Motion carried.

C. Commissioner Skowronski moved and Alderman Sohns seconded a motion to waive the rules to take action at this meeting on a request by Millennium VI LLC to take action the same night as the public hearing to amend Special Use 99-4896, dated July 13, 1999, to allow the removal of an island at the entrance to the condominium development at West Rawson Avenue and South Fieldstone Court, SE 1/4 of Sec. 06. Upon voice vote, all voted 'aye'. Motion carried.

D Commissioner Skowronski moved and Commissioner Ritter seconded a motion to recommend the Common Council amend Special Use 99-4896, dated July 13, 1999, to allow the removal of an island at the entrance to the condominium development at West Rawson Avenue and South Fieldstone Court, SE 1/4 of Sec. 06. Upon voice vote, all voted 'aye'. Motion carried.

Consideration of a request by Rick J. Przybyla to recommend the Common Council approve a Certified Survey Map for Princeton Pines Outlots 2 & 3 at 5407 & 5433 West Princeton Pines Court, NW 1/4 of Sec. 02 (711), zoned R-5 Suburban Single-Family Residence District.

Consideration of a request to review and comment upon a concept plan for Robin & Rochelle Adair, 7441 South 27th Street, NE 1/4 of Sec. 12 (761-9995-000 & 761-9996-000), for a new carpeting retail store and office building.

Consideration of a request by St. Paul's Church & School to approve a final site and building plan to add a storage garage to the property at 6881 South 51st Street, SW 1/4 of Sec. 02 (741), zoned I-1 Institutional District.

Consideration of a request to recommend the Common Council amend Division 15-3.0600, §15-3.0603, Table 15-3.0603 of the Unified Development Ordinance to allow limousine services as a special use in M-1 Limited Industrial District and M-2 General Industrial District.

E. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to recommend the Common Council approve a Certified Survey Map for Princeton Pines Outlots 2 & 3 at 5407 & 5433 West Princeton Pines Court, NW 1/4 of Sec. 02 (711), zoned R-5 Suburban Single-Family Residence District. Upon voice vote, all voted 'aye'. Motion carried.

F. Applicant presented the concept plan to the Plan Commission. One member of the public was allowed to speak to the plan.

No action needed; none taken.

G. Alderman Sohns moved and Commissioner Skowronski seconded a motion to approve a final site and building plan to add a storage garage to the property at 6881 South 51st Street, SW 1/4 of Sec. 02 (741), zoned I-1 Institutional District. Upon voice vote, all voted 'aye'. Motion carried.

H. Commissioner Skowronski moved and Alderman Sohns seconded a motion to recommend the Common Council amend Division 15-3.0600, §15-3.0603, Table 15-3.0603 of the Unified Development Ordinance to allow limousine services as a special use in M-1 Limited Industrial District and M-2 General Industrial District. Upon roll call vote Alderman Sohns and Commissioners Skowronski & Ritter voted "aye," Commissioner Ziegenhagen and Mayor Klimetz voted "no." Motion to recommend failed 3 – 2.

Consideration of a request to review and comment upon a concept by J&N Food Corporation to combine two bare-land lots at approximately 6805 South 27th Street, SE 1/4 of Sec. 01 (738-9975-005 & 738-9975-006), currently zoned B-2 General Business District, for a possible Golden Corral Buffet & Grill restaurant.

Consideration of a request by Wal-Mart Real Estate Business Trust to recommend the Common Council amend PDD # 13 to allow the addition of a stockroom on the site at 6701 South 27th Street, NE 1/4 of Sec. 01 (714).

Consideration of a request by Prairie Grass Preserve LLC to recommend the Common Council approve the final plat for Prairie Grass Preserve Residential Subdivision, located at approximately 9209-9335 West St. Martins Road, NE 1/4 of Sec. 20 (847), currently zoned R-3 Suburban / Estate Single-Family Residence District, R-7 Two-Family Residence District and C-1 Conservancy.

Consideration of a request by John Hoppe for final site and building plan approval at approximately 8153 South 27th Street,

- I. Applicant presented the concept plan to the Plan Commission. Commissioner Skowronski recommended applicant also present plan to the Economic Development Commission.

No action needed; none taken.

- J. Applicant assured the Plan Commission that the containers would be removed by August 15, 2004.

Alderman Sohns moved and Commissioner Skowronski seconded a motion to table consideration of the request by Wal-Mart Real Estate Business Trust to recommend the Common Council amend PDD # 13 to allow the addition of a stockroom on the site at 6701 South 27th Street, NE 1/4 of Sec. 01 (714) to the regular meeting of the Plan Commission August 19, 2004 to ensure that all containers have been removed. Upon voice vote, all voted 'aye'. Motion carried.

- K. Commissioner Ziegenhagen moved and Commissioner Ritter seconded a motion to recommend the Common Council approve the final plat for Prairie Grass Preserve Residential Subdivision, located at approximately 9209-9335 West St. Martins Road, NE 1/4 of Sec. 20 (847), currently zoned R-3 Suburban / Estate Single-Family Residence District, R-7 Two-Family Residence District and C-1 Conservancy, subject to conditions as stated in the resolution and contingent on approval as to form of the resolution by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

- L. Alderman Sohns moved and Commissioner Skowronski seconded a motion to approve a final site and building plan approval at approximately 8153 South 27th Street, NE 1/4 of Sec. 13 (832), currently zoned B-3 Community Business District, to be known as 8153 Professional Building, contingent on landscaping.

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NE 1/4 of Sec. 13 (832), currently zoned B-3 Community Business District, to be known as 8153 Professional Building.

Set date for a public hearing to take public comment regarding the rezoning of Area A of the Franklin First Report.

M. Commissioner Ritter moved and Alderman Sohns seconded a motion to table setting a date for a public hearing to take public comment regarding the rezoning of Area A of the Franklin First Report to the September 9, 2004, meeting of the Plan Commission.

ADJOURNMENT

V. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to adjourn the August 05, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 8:43 p.m.